



ALABAMA

---

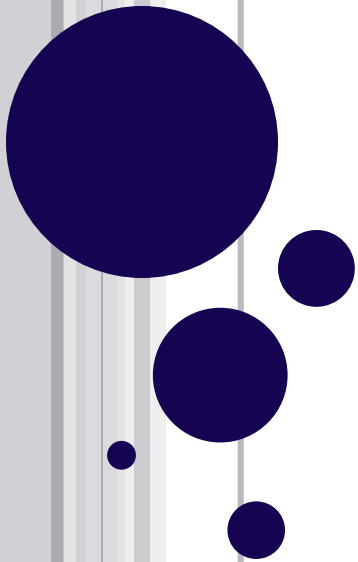
HISTORICAL  
COMMISSION

---

THE STATE HISTORIC PRESERVATION OFFICE

Protect, Preserve and Interpret Alabama's Historic Places

# **Local Historic Preservation Commissions and Certified Local Governments**





## Historic Preservation Commission - HPC



- **Alabama Enabling Legislation**
- **Seven Member HPC**
- **Authority to study town for historic resources**
- **Develop strategies to protect significant properties**
- **Request city council designation of local historic district**
- **Future changes to district must be reviewed and approved by HPC**



# MEMBERSHIP



- History
- Architecture
- Architectural History
- Urban Planning
- Archaeology
- Law
- Residents of Historic District



# Compliance With State Law

- Code of Alabama 11-68-1 to 11-68-15
- Enabling Legislation from 1989
- Authority of HPC
- Local Designation Process
- Local Regulatory Process

- (1) Preserve and protect buildings, structures and sites of historic and architectural value in the historic districts designated pursuant to that ordinance;
- (2) Prepare a survey of all property within the territorial jurisdiction of the municipality creating the commission;
- (3) Recommend to the municipality creating the commission buildings, structures, sites and districts for designation as historic properties or districts;
- (4) Restore and preserve any historic properties acquired by the municipality creating the commission or acquired by the commission;
- (5) Promote acquisition of facade and conservation easements by the municipality creating the commission or by the commission;



# Compliance with State Law

- 6) Develop and conduct educational programs on historic projects and districts designated pursuant to the ordinance and on historic preservation subjects;
- (7) Make such investigations and studies of matters relating to historic preservation as the municipality creating the commission or the commission deems necessary and appropriate for the purposes of this chapter;
- (8) Apply for funds to carry out the purposes and responsibilities of the commission from municipal, county, state, federal and private agencies and sources;
- (9) Purchase, sell, contract to purchase, contract to sell, own, encumber, lease, mortgage and insure real and personal property in carrying out the purposes and responsibilities of the commission;
- (10) Investigate, survey and process nominations of properties to the National Register of Historic Places;
- (11) Investigate, survey and process applications for certification of historic properties for tax credits for preservation expenditures;
- (12) Contract with other municipal, county, state, federal and private agencies and organizations to perform historic preservation related functions;
- (13) Exercise such further powers as the commission may deem reasonably necessary and proper to carry out the purposes, responsibilities and powers of the commission.



# What Is A Historic District?

## **Geographic Area:**

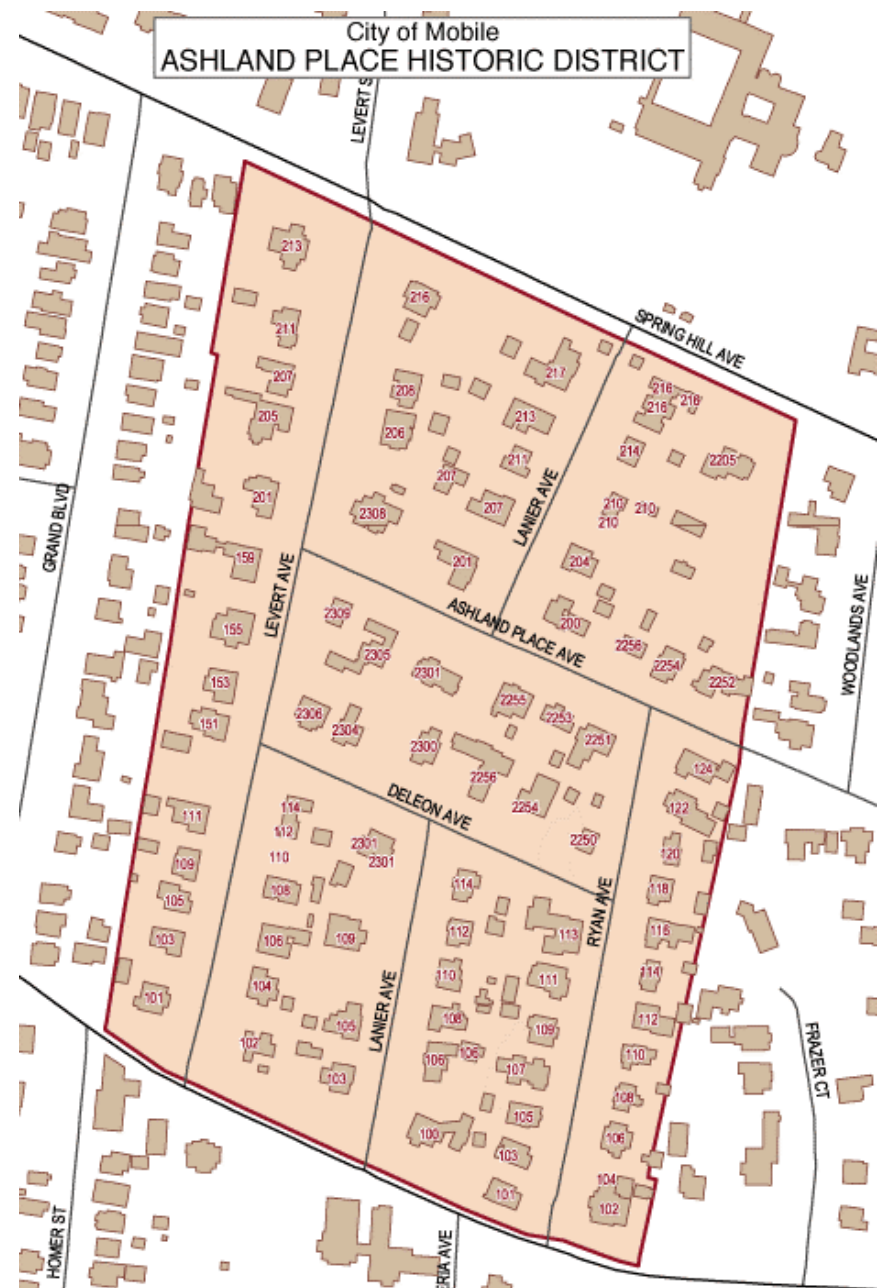
- 1) Identified in survey conducted for Environmental Review or with grant.**
- 2) Documented by public and listed on Alabama Register or National Register.**
- 3) Marked with signs by local historical group.**
- 4) Designated by city council as local district for protection**
- 5) Designated by local Main Street or downtown development board as district.**
- 6) Designated as specific zoning district with certain regulations.**





# Ashland Place Historic District

Boundaries of locally designated historic district and National Register historic district



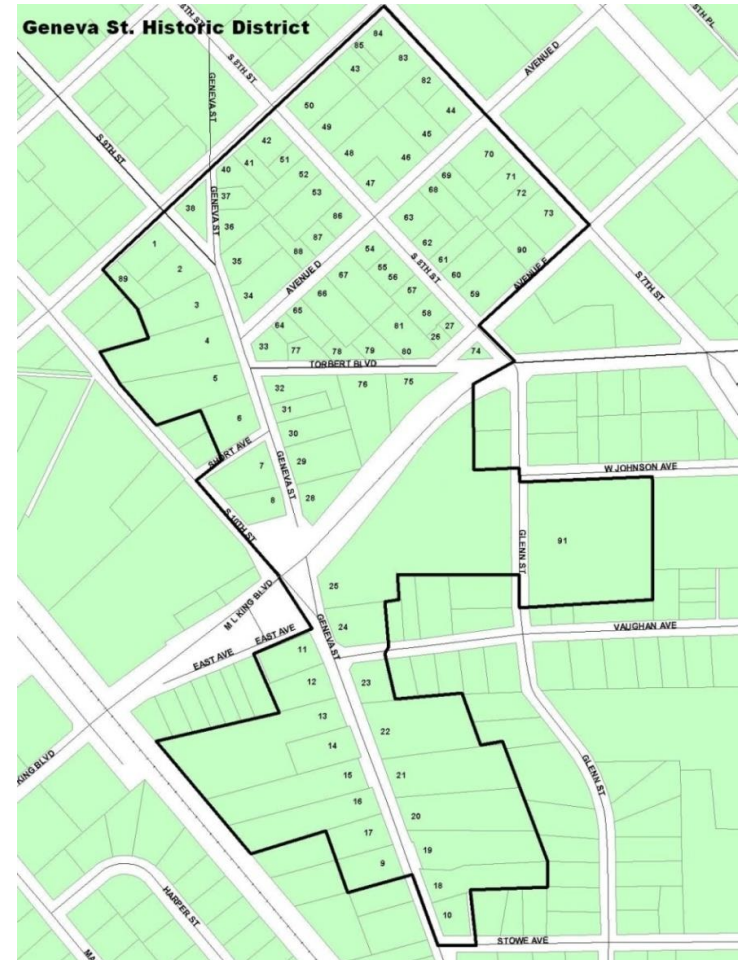




# Historic District Boundaries



National Register District Boundaries

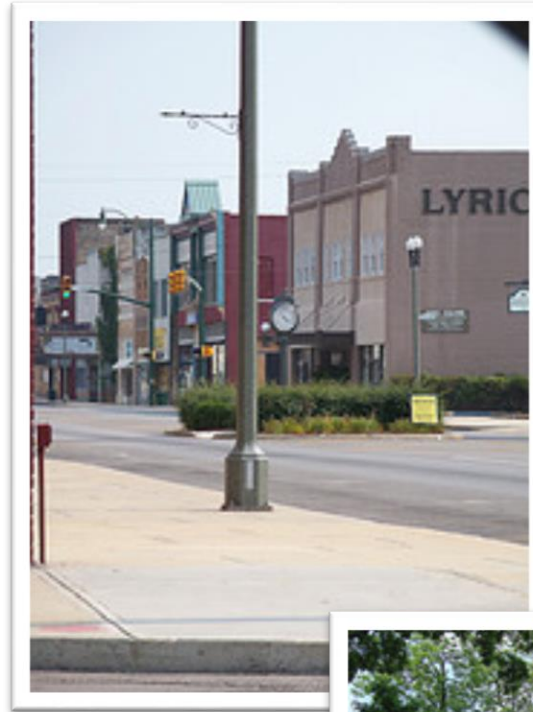


Local District Boundaries



# Survey Standards and Process

- Survey in Accordance with AHC Standards
- Survey Form to document each structure and site
- Photograph
- Historical Summary of Development
- Justification of Boundaries



Downtown  
Anniston



Athens



# Survey Process

- **Document “Contributing” Buildings**



- ✓ 50 Years Old
- ✓ Character Defining Features
- ✓ Integrity





# Survey Process

- **Document Non-Contributing Buildings**
  1. Less than 50 Years Old
  2. Recent Modifications
  3. Judged on Current Appearance





# Uses Of Survey Information

- Public information on significant resources and history
- Interpretive panels and Markers
- Walking or Driving Tour Brochure information
- Basis for local designation
- Build Support for Preservation





# Uses Of Survey Information



Record of  
properties  
can  
survive  
disasters.

Glendale Historic District in Tuscaloosa



# Benefits of local designation

- Celebrate Town History
- Preserves Character
- Conserves Existing Neighborhoods
- Supports Downtown Revitalization
- Improve Property Values
- Connectivity
- Provides Official Oversight of Local Preservation Projects

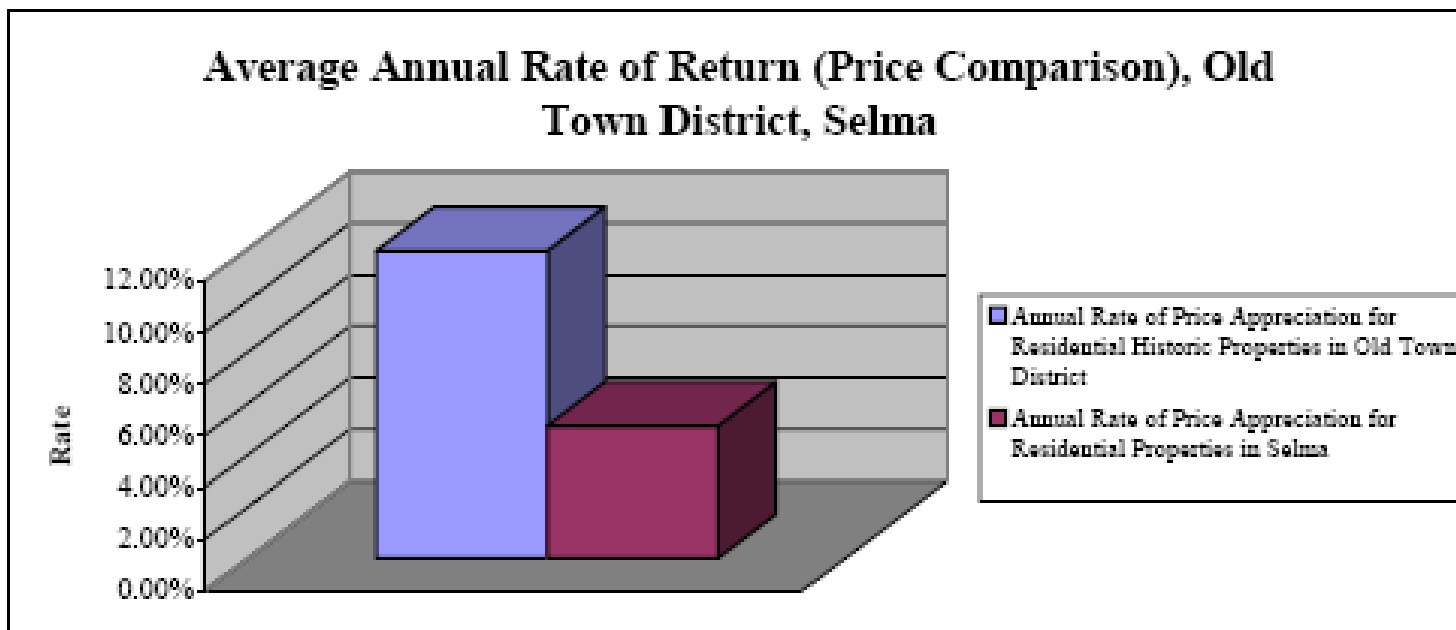


ALABAMA 200 - BICENTENNIAL





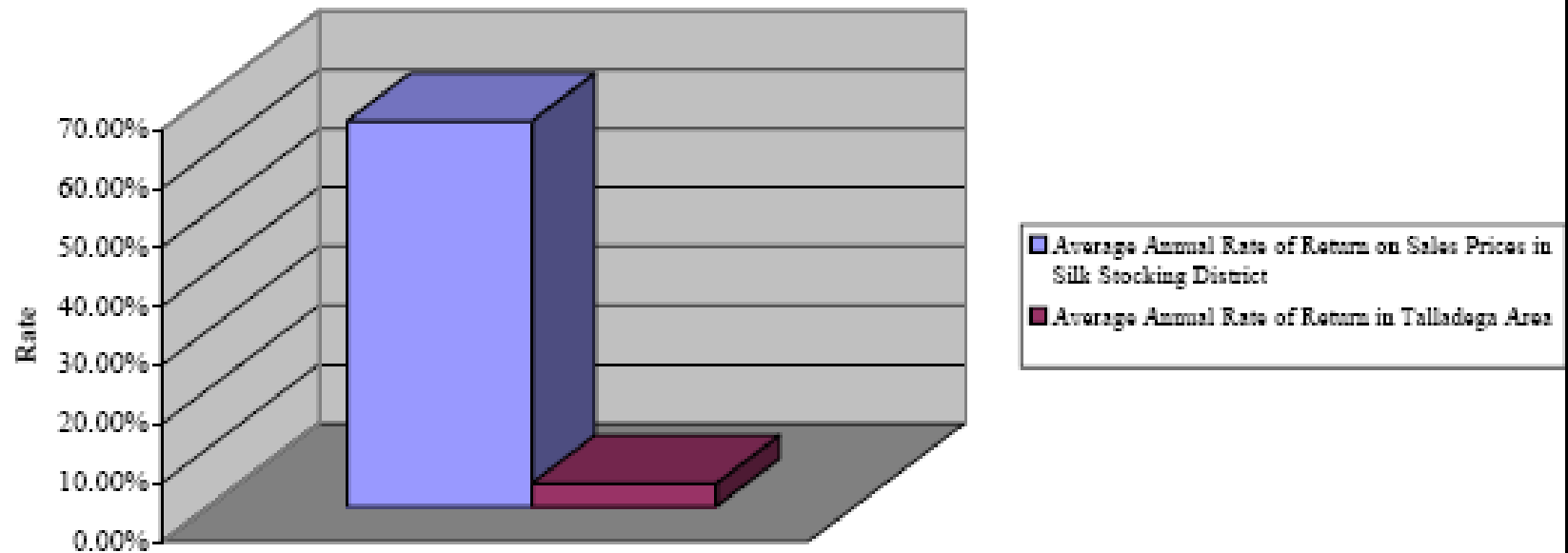
# Property Values Study





# Property Values Study

**Repeat-Sales, Silk Stocking District, Talladega**





# Local Designation Process

- Survey area and define boundaries
- Educate community on significance of heritage and benefits of preservation
- Identify character defining features and develop local design guidelines to protect those features
- Gather public input on district program and design guidelines
- Hold official public meeting and follow local public notice requirements
- Pass resolution to request local designation
- Officially request city council designate area



## Approval of projects in Historic Districts

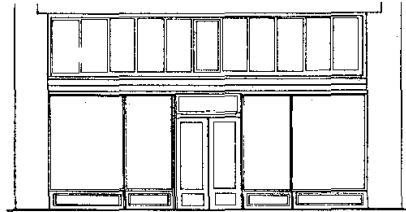
- Local commission members review plans for major projects on buildings in local district. Ideal method would include staff reports with finding of facts and recommendation.
- Apply local design guidelines and determine if project does or does not meet guidelines.
- Approve by issuing a Certificate of Appropriateness. If not approved, letter explaining reasons for denial must be sent to property owner.
- Property owner can re-submit with modifications based on letter from commission.
- Minor project can be expedited with city staff approval.



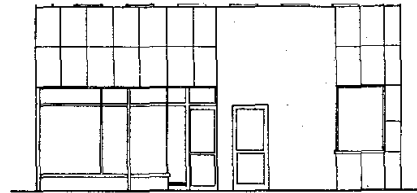
# Develop local design guidelines

## **STOREFRONT.**

*Preserve existing historic storefronts. Retain characteristic storefront features.*

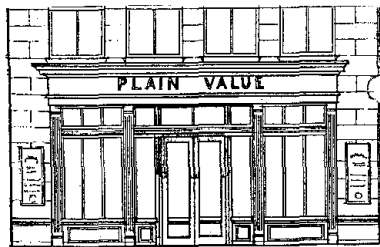


*Appropriate: original large display window*

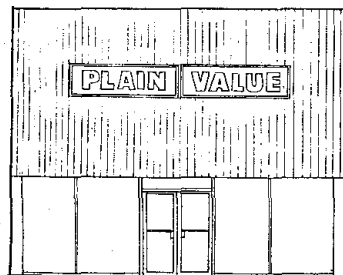


*Inappropriate: change in size of display window*

**TRANSOM:** Retain original shape and transparency of the transom. Do not place a sign over the transom, If an interior ceiling has been lowered below the transom, it should be recessed from the storefront. Do not place air conditioning units in the transom.



*Appropriate: original transom above display window*



*Inappropriate: transom concealed*

**DISPLAY WINDOW:** Maintain the original dimensions and transparent nature of the display window. Do not add small paned windows or reflective glass.

**COLUMNS:** Maintain cast iron columns and brick and stone piers which frame the storefront.



# Application of Storefront Guidelines





# COA Application

**Proposal:** The petitioner is requesting a COA for a rear deck project composed of the following items:

**Removal of steps from current porch.**

**Construction of a 14' x 16' foot deck around the porch with an altitude of 2'.**

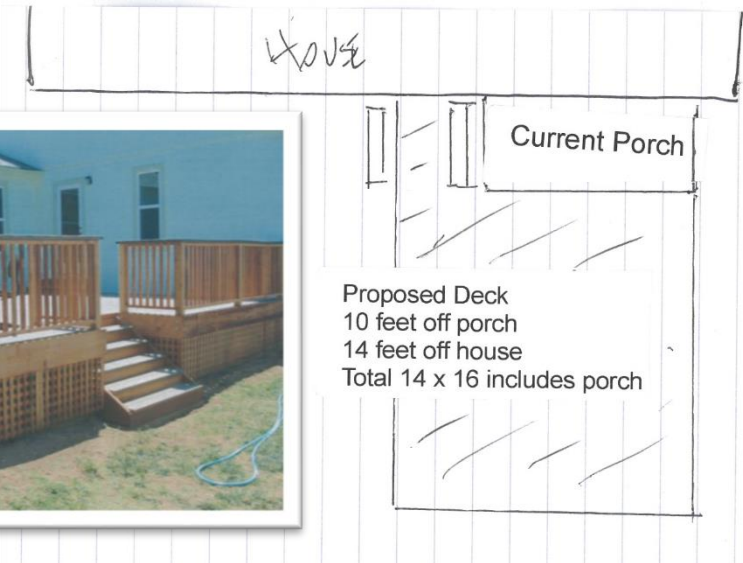
**Addition of 2 steps from the porch to the deck, in the same area as the current steps.**

**Addition of 2 steps from the deck to the ground, in the same area as the current steps.**

**Replacement of rotten railing on porch with code-compliant hand rail.**

**Addition of a hand rail around deck.**

**Photographs of the current site, samples of a similar deck, and a drawing of the proposed deck dimensions have been included for reference. There will be no lattice work, and instead azaleas will be planted around the deck.**







# COA Staff Report

In the Design Review Guidelines for The Northside and Geneva St. Historic Districts, the following portions are relevant:

## **7. Entrances, Porches and Steps:**

*Porches and steps that are appropriate to the building and its development should be retained. Porches or additions that reflect later architectural styles are often important to the building's historical integrity and wherever possible, should be retained.*

*Original material and architectural features, such as handrails, balusters, columns, brackets and roof decoration shall be preserved. Where necessary to replace deteriorated pieces, the new material should match the original in texture, shape, size and color.*

*Original details and shape, outline, roof height and roof pitch should be retained.*

*Enclosing of front porches is inappropriate if done in a manner that destroys their intended appearance.*

*The enclosing of side and rear porches may be considered appropriate if the visual openness and character of the original porch is maintained.*

## **The following items DO NOT require a COA:**

- *Minor repairs to materials and features when repaired to match the original*
- *Porch flooring and ceilings, trim boards, railings, brackets, etc.*

## **The following commonly requested projects require a COA:**

- *Removal or addition of porches*
- *Screening of side porches according to guidelines (staff approval)*
- *Screening of front porches according to guidelines (commission approval)*
- *Enclosure of porches*

**Recommendation:  
APPROVAL**



# Require Appropriate Infill





# Compliance with State Law



- Property owner can appeal decision of HPC to circuit court
- City required to provide enforcement
- Public meetings and notice required before establishing locally regulated districts.



# **Certified Local Government Program Participants**

**ABBEVILLE**  
**\*ANNISTON**  
**\*ARAB**  
**\*AUBURN**  
**\*BIRMINGHAM**  
**CENTREVILLE**  
**\*CHICKASAW**  
**\*DECATUR**  
**DEMOPOLIS**  
**\*DOTHAN**  
**\*EUFAULA**  
**FAIRFIELD**  
**\*FAYETTE**  
**\*FOLEY**  
**\*GUNTERSVILLE**

**\*HUNTSVILLE**  
**\*MAGNOLIA SPRINGS**  
**\*MOBILE**  
**\*MONROEVILLE**  
**\*MONTEVALLO**  
**\*NORTHPORT**  
**\*OPELIKA**  
**PHENIX CITY**  
**\*SELMA**  
**SHEFFIELD**  
**SYLACAUGA**  
**\*TALLADEGA**  
**\*TUSCALOOSA**  
**\*TUSCUMBIA**  
**\*VALLEY**





# Compliance with State CLG Regulations

- Appoint city staff member as CLG contact
- Submit annual report on AHC form
- Meet annual training requirements
- Submit HPC/ARB meeting minutes





# CLG Grants



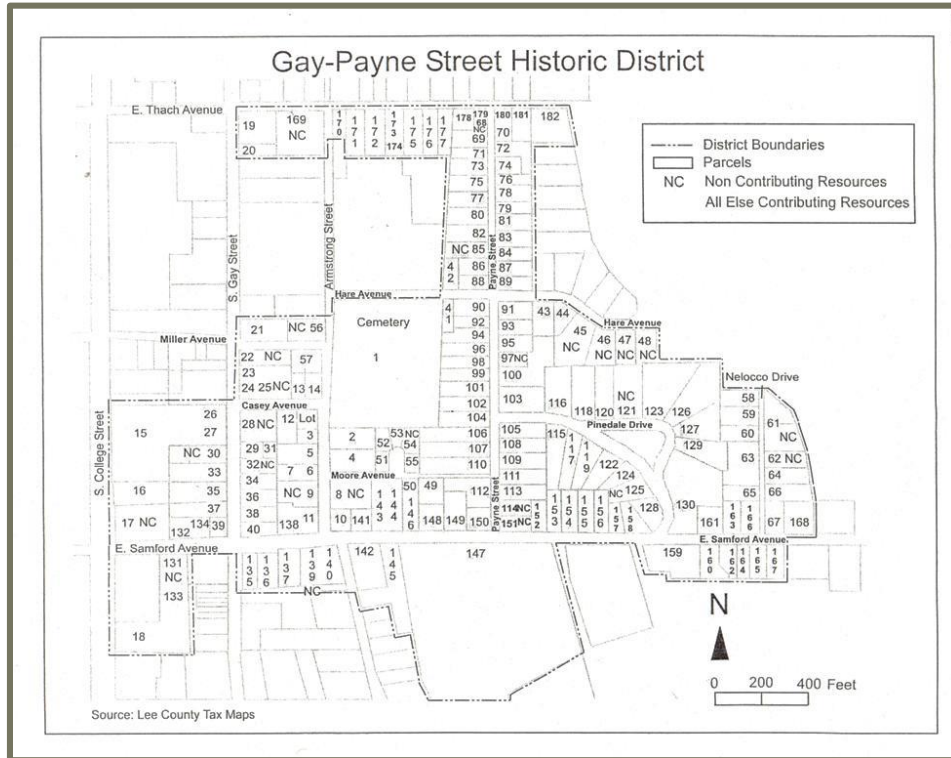
## Education Projects and Training



Protect, Preserve and Interpret Alabama's Historic Places



# Survey and National Register



Auburn



Guntersville

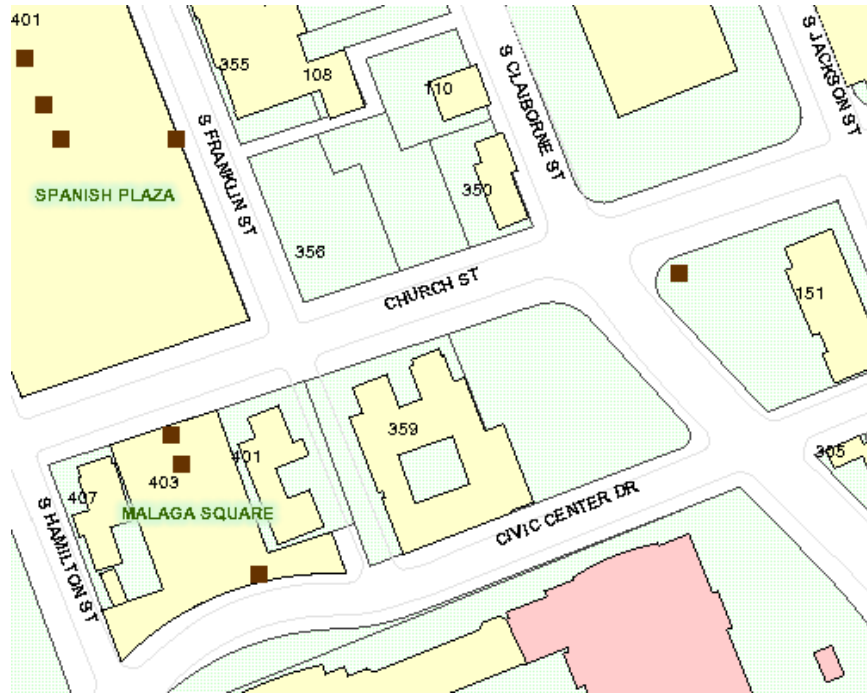


Magnolia Springs





# Web site development - Mobile



Name - FROLICHSTEIN-GOLDSMITH HOUSE Address - 359 CHURCH ST  
Historic District - CHURCH STREET EAST Building Status - CONTRIBUTING  
BUILDING Circa - 1862 Architectural Style - ITALIANATE Roof Style - HIP  
Architect - Stories - 2.0 Construction Type - STUCCO Shield and Banner Plaque -  
No Survey Type - NATIONAL Map Index Number - 6190



# Predevelopment – feasibility study

## BIBB COUNTY JAIL STUDY

- Entry porch roof has been removed.
- Limestone and brickwork appears to be in fairly good condition, typical.
- Cornice has been removed. Framing removed as well.
- Bars evident on some of the windows.
- Limestone quoins are in good condition.
- Brickwork is tight. There are no major cracks evident in the brickwork proper.



### Rehab Costs Summary

Phase 1a – Restore Roof	\$92,420
Phase 1b – Restore Ext.	\$275,720
Phase 2a – New Mech/Elec	\$495,430
Phase 2b – Interior Ren	\$150,850
Phase 5 - Site work	\$41,500

**TOTAL** **\$1,055,920**



# Preservation planning



## Small Town Design Initiative Auburn Urban Design Studio Monroeville Project







# Pre-development



Queen City Pool  
House and Grounds



Hamburg Building



# Streetscape planning and wayfinding



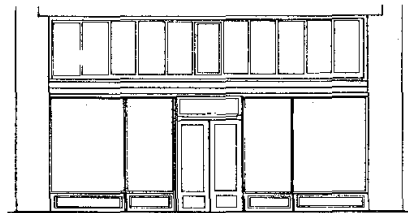
Northport Historic District



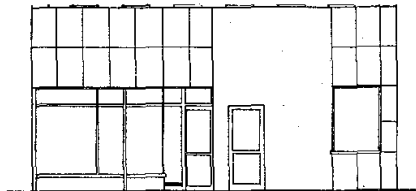
# Develop local design guidelines

## **STOREFRONT.**

*Preserve existing historic storefronts. Retain characteristic storefront features.*

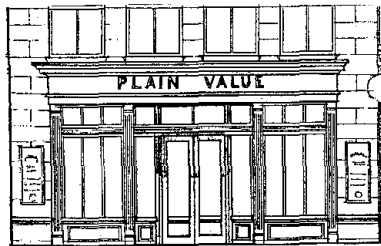


*Appropriate: original large display window*

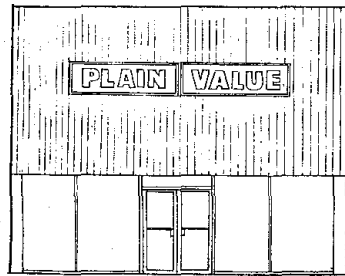


*Inappropriate: change in size of display window*

**TRANSOM:** Retain original shape and transparency of the transom. Do not place a sign over the transom. If an interior ceiling has been lowered below the transom, it should be recessed from the storefront. Do not place air conditioning units in the transom.



*Appropriate: original transom above display window*



*Inappropriate: transom concealed*

**DISPLAY WINDOW:** Maintain the original dimensions and transparent nature of the display window. Do not add small paned windows or reflective glass.

**COLUMNS:** Maintain cast iron columns and brick and stone piers which frame the storefront.



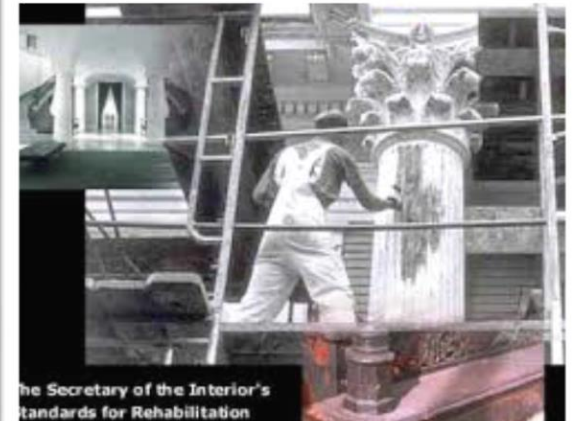
Opelika



Selma



# Economics of Historic Preservation







# Incentive Programs for Historic Properties

- **Revolving Loan Funds**
- **Façade Improvement Grants**
- **Federal and State Tax Credits**
- **Preservation Easements**
- **Alabama Property Tax Reduction Act**
- **Grants**

# Historic Preservation Role in Community and Economic Development

- **Reinvestment stabilizes neighborhoods and downtowns and serves as a catalyst for additional investment.**
- **Density of historic areas allow more “bang for the buck.” In Savannah, historic districts comprise 8% of the city’s land area, 15% of its buildings, 16% of its population, 24% of its taxable value and 31% of its jobs .**
- **Emerging quality of life criteria like walkability, bikeability, and proximity to parks are all measurably greater in historic districts than elsewhere in the city.**
- **Historic districts are a particular attraction for jobs in the arts and culture and other knowledge industries.**
- **Small firms and start-up firms disproportionately choose to locate in historic neighborhoods and downtowns.**
- **Property values in historic districts have outperformed the city as a whole.**

Source: Place Economics, Donovan Rypkema



# Revolving Loan Funds

The revolving loan differs from a typical bank construction loan in that the focus is on the success of the rehabilitation or acquisition and rehabilitation of the property.

Organizations that provide such loans, whether they are preservation non-profits, municipalities, or community development corporations, define success in different ways.

However, they all share overarching goals: preservation, repayment of the loan to keep the fund revolving, preservation education, increased tax revenue for the city or state, neighborhood revitalization, and facilitating a project that otherwise could not have been done. But the dominant goal, repeatedly described as the most important, is preservation.

Programs are often run by local non-profits and some cities use their community development programs for program.



City of Fayette  
Public sidewalk upgrade  
Revolving loan for façade  
rehab

# Façade Improvement Grant



Nonprofit or city run programs to provide funds for minor façade improvements. Downtown revitalization programs like Downtown Mobile Alliance manage façade improvement programs.

Foley offered grants to the owners of downtown buildings to pay for facade improvements in the historic districts. The city will pay up to \$5,000 for work on each eligible building with the property owner matching the grant.

**75% of the economic benefits of the projects stay on the ground in state and local economies.**



Developers generally buy materials close to project site and hire local workers. Rehab work is more labor intensive than new construction requiring additional workers at higher wages. Avoid demolition costs and fees to dispose of materials.





Bringing life back to vacant warehouses, factories, hotels and more, the tax credit program puts buildings back on the tax roll and brings stability for additional investment.



Lofts in Downtown Montgomery



# Property Tax Rates per Acre

## Walmart



**34.0 Acres**  
**220,000 sf Building**  
**\$20,000,000 Tax Value**  
~~\$390,000 Value/Acre~~

**\$6,500** Property Taxes/Acre

## Downtown



**0.19 Acres**  
**54,000 sf. Bld**  
**\$11,000,000 Tax Value**  
**\$58,900,000 Value/Acre**

**\$634,000** Property Taxes/Acre

## My House



**0.13 Acres**  
**1 unit (2 people + 2 dogs)**  
**\$232,000 Tax Value**  
**\$1,800,000 Value/Acre**

**\$19,542** Property Taxes/Acre

Joe Minicozzi – Urban3



# Alabama Historic Rehabilitation Tax Credit

In 2016, 6 projects were certified in 3 cities:

- **Decatur Post Office (Decatur)**
- **Admiral Semmes Hotel (Mobile)**
- **951 Government Street (Mobile)**
- **First Federal Savings and Loan Association (Birmingham)**
- **Empire Parking Garage (Birmingham)**
- **Redmont Hotel (Birmingham)**

Total Project Investment:

**\$44,007,501.40**

Total Qualified Investment:

**\$35,131,564.40**

Total Tax Credits\*:

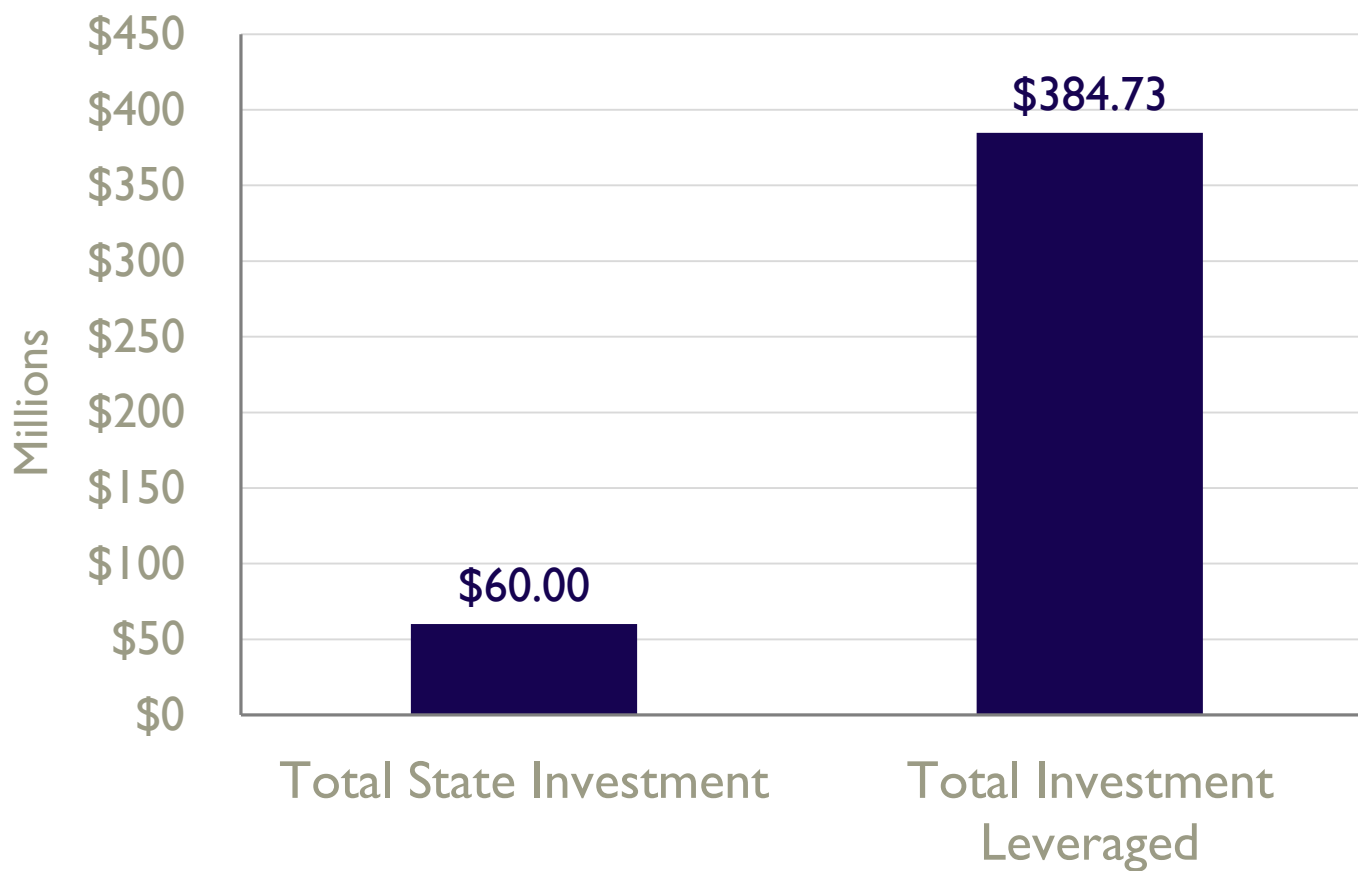
**\$7,789,609.48**

\*Up to 25% of Qualified Investment



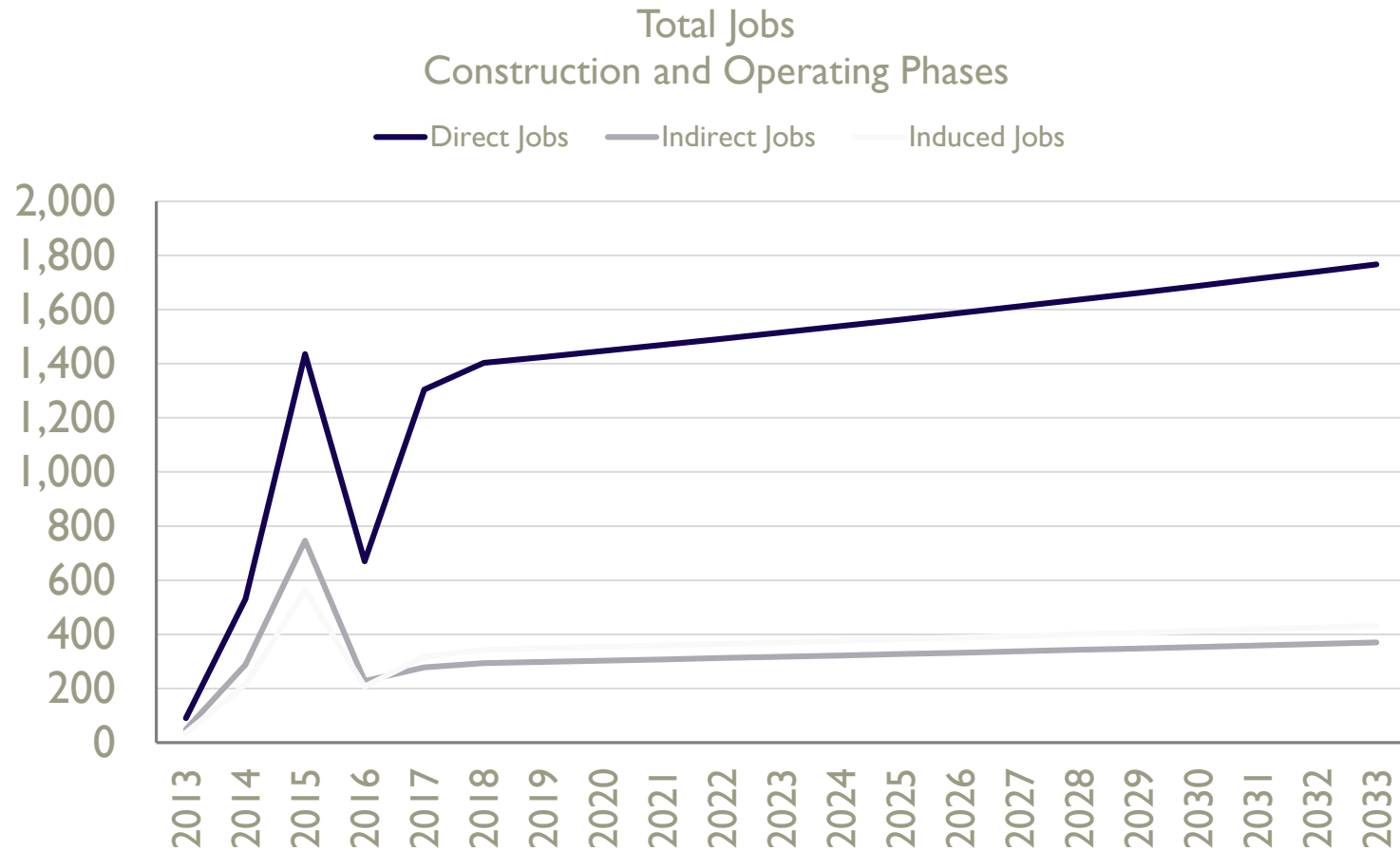


# Cost





# Job Impacts







# Preservation Easements

A historic preservation easement is a voluntary legal agreement, typically in the form of a deed, which permanently protects a significant historic property. Since it is a perpetual easement, an owner is assured that the property's historic character will be preserved. In addition, an owner who donates an historic preservation easement may be eligible for one or more forms of tax benefits.



Sixteenth Street Baptist Church in Birmingham



# Grants are Highly Limited

- **CLG** grants for planning and documentation
- **SAT** grants at federal level
- **HBCU** grant program at federal level
- **State appropriations** in some fiscal years for rehabilitation or organization support
- **CDBG** and other federal funds available for buildings used for specific community services. **Use a historic building!**
- **State Arts Council** program to assist buildings housing arts activities such as theaters, galleries and museums.
- **Local Foundations and Industries**
- **Local and State Non-profits**





# Community Development

- Downtowns employ as many or more workers as some local industries.
- Infrastructure is in place.
- Parks tend to be near Downtown.
- Neighborhoods are connected or can be with good planning.
- Schools located in downtown neighborhoods.
- Size of historic buildings meets needs of many start-ups.
- Economic developers want to see a downtown is loved.
- Power or 10s.



Site selection teams, developers, tourists and residents want active and loved communities.



Protect, Preserve and Interpret Alabama's Historic Places





Mary Mason Shell  
Alabama Historical Commission  
Mary.shell@ahc.alabama.gov  
334-230-2691

